

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

### LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB21-0660		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> <b>Other:</b>			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 39 La Gorce Circle and 41 La Gorce Circle			
FOLIO NUMBER(S) 02-3210-003-0310 and 02-3210-003-0300			
Property Owner Information (39 La Gorce Circle)			
PROPERTY OWNER NAME Ryan Schinman			
ADDRESS 39 La Gorce Circle		CITY Miami Beach	STATE FL
BUSINESS PHONE (212) 608-0958		CELL PHONE	EMAIL ADDRESS Ryanbschinman@gmail.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Board approval for construction of one (1) new single family home to replace two (2) pre-1942 homes.			

006C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00



Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Kobi Karp		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 571 NW 28 Street		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE (305) 573-1818	CELL PHONE	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).



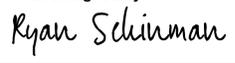
**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property

Authorized representative

DocuSigned by:  
  
 A89D89566071475...  
**SIGNATURE**

Ryan Schinman  
**PRINT NAME**

3/4/2022

**DATE SIGNED**

0D6C570C-6677-4AD1-9043-F2ADBEFAAA63 --- 2022/03/04 11:13:12 -8:00



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF Florida

COUNTY OF Miami-Dade

I, Ryan Schinman, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

DocuSigned by:  
Ryan Schinman  
A89D89566071475  
**SIGNATURE**

Sworn to and subscribed before me this 4 day of March, 2022. The foregoing instrument was acknowledged before me by Ryan Schinman, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

[Signature]  
Signed on 2022/03/04 12:23:51 -8:00

**NOTARY PUBLIC**

Yeidy Montesino Perez

**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: \_\_\_\_\_

**NOTARY PUBLIC**

**PRINT NAME**

0D6C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00





**DISCLOSURE OF INTEREST  
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

N/A

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

0D6C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

N/A

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST

0D6C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00



**COMPENSATED LOBBYIST**

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Kobi Karp	571 NW 28 Street, Miami, FL	(305) 573-1818
Michael W. Larkin	200 S. Biscayne Boulevard, Suite 300, Miami, FL	(305) 374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300, Miami, FL	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300, Miami, FL	(305)374-5300

Additional names can be placed on a separate page attached to this application.

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.**

**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Ryan Schinman, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

DocuSigned by:  
Ryan Schinman  
A89D89566071475

**SIGNATURE**

Sworn to and subscribed before me this 4 day of March, 2022. The foregoing instrument was acknowledged before me by Ryan Schinman, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

Yeidy Montesino Perez  
Signed on 2022/03/04 11:23:51 -0500

**NOTARY PUBLIC**

Yeidy Montesino Perez

**PRINT NAME**

0D6C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00



## EXHIBIT A

**LEGAL DESCRIPTION:**

LOT 1, BLOCK 11, LA GORCE ISLAND, PLAT BOOK 34 AT PAGE 83, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.

LOT 2, BLOCK 11, LA GORCE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

0D6C570C-6677-4AD1-9043-F2ADBEEFAAA63 --- 2022/03/04 11:13:12 -8:00





200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6236 office

305.377.6222 fax

[mamster@brzoninglaw.com](mailto:mamster@brzoninglaw.com)

## **VIA ELECTRONIC SUBMITTAL**

March 7, 2022

Michael Belush, Chief of Planning and Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: **DRB21-0660** – Design Review Approval for the  
Property Located at 39 and 41 La Gorce Circle,  
Miami Beach, Florida

Dear Michael:

This law firm represents Ryan Schinman (the "Applicant"), owner of the properties located at 39 and 41 La Gorce Circle (collectively the "Property") in the City of Miami Beach (the "City"). The Applicant's goal is to build a beautifully designed single-family home with amenities for his family. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for a new single-family home to replace the existing single-family homes on the Property.

Property Description. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3210-003-0310 and 02-3210-003-0300. See Exhibit A, Property Appraiser Summary Reports. The Property is an irregular-shaped corner lot, with frontages on three (3) sides, and comprised of approximately 43,936 square feet. The unique shape of the lot has existed since the Property was originally platted in 1936. See Exhibit B, La Gorce Island Plat recorded in the Miami-Dade County Official Public Records at Book 34, at Page 83.

Located on La Gorce Island in the RS-2, Single Family Residential Zoning District, the Property is surrounded with similar single-family homes. This residential area is predominately two-story homes with pools, roof decks, and lush landscaping.

The Property contains two (2), two-story, single-family homes. According to the Property Appraiser, the home at 39 La Gorce Circle was built in 1937 with additions and renovations in 1956 and 1959, and the home at 41 La Gorce Circle was built in 1940, with modifications in 1982. From minimal inspection of the homes it is evident that changes and updates at these times, as well as others, have been made. However, the City Building and Planning Departments do not have Building Cards or substantial permit plans for either of the existing homes, making it difficult to ascertain the full extent of changes made over time. Both homes are below Base Flood Elevation ("BFE") and therefore do not comply with the minimum elevation requirements of BFE plus one foot freeboard. The existing homes are functionally obsolete, and prohibit a unified development that complies with today's land development regulations and tomorrow's sea level rise concerns.

Proposed Development. The Applicant proposes to construct an exquisitely-designed, but modestly-sized modern two-story residence. The irregular shape with 3 street frontages creates significant challenges to the layout and compliance with the City's Code of Ordinances (the "Code"). Despite this, the Applicant has designed a home that properly addresses all frontages, with La Gorce Circle as the main façade, and ensuring compliance with all Code requirements. With the combination of the two lots, the Applicant positions the home and roof deck to take full advantage of the sunsets over the Bay.

The home features great movement, with undulating facades that differ at both first and second floors on all sides, accented by extensive and varied frames that create distinct areas, some that appear to float, that collectively minimize the scale and massing. Large continuous overhangs tie the home together and provide ample shading.

The low-scale garage will be located on the south side of the home, perpendicular to the right of way of La Gorce Circle to minimize any visual impacts. The Applicant also proposes multiple, narrow driveways, rather than one motor court, to minimize heat island effects. The pool, pool deck, tennis court, and single-story pavilion will be tucked along the east side of the lot with ample landscaping along Brevity Lane providing privacy and a buffer for the neighbors. A roof deck with a shade structure that references the main framing elements will be centrally located on the proposed home with access from an internal staircase and elevator. The purposeful layout of the home, with varying

projections, cut-outs, window shapes, and wide overhangs, ensures a minimal impact on sole the abutting neighbor to the south. Additionally, the perimeter of the home and perimeter of the Property will be lined with a variety of lush landscaping to highlight and frame the new home, while also providing appropriate privacy.

Notably, the Applicant does not seek any design waivers or variances. The new home embraces the character of the surrounding neighborhood and complies with the Code requirements for height, setbacks, unit size, and lot coverage. The height of the main home with a flat roof is 28', which is within the maximum permitted height for flat roof structures. The size of the proposed home is approximately 11,334 square feet (only 25.79% of the lot size), which is substantially below the allowable 50%-unit size limit. The proposed lot coverage is well within the 30%-maximum permitted at approximately only 19.8%. The main home and amenities all comply with the applicable required setbacks. This ensures that the home is centrally located within the irregular lot and minimizes any potential impacts on the neighboring lots. For added resiliency, the Applicant will utilize 2' of freeboard.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

**1. A recycling or salvage plan for partial or total demolition shall be provided.**

A recycling and salvage plan for demolition of the existing homes will be provided at permitting.

**2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Hurricane proof impact windows will be provided.

**3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

The Applicants will provide, where feasible, passive cooling systems.

**4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

In addition to preserving many specimen trees, the landscaping will be Florida friendly and resilient.

**5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The Applicants are proactively addressing seal level rise projections by raising the first floor of the home to 10' NGVD.

**6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

**7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

**8. Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The proposed home is entirely new construction located well-above base flood elevation.

**9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No habitable space is located below base floor elevation.

**10. Where feasible and appropriate, water retention systems shall be provided.**

Where feasible, water retention systems will be provided.

**11. Cool pavement materials or porous pavement materials shall be utilized.**

Cool pavement materials or porous pavement materials will be utilized where possible.

**12. The design of each project shall minimize the potential for heat island effects on-site.**

The proposed design provides wide, grassed open spaces, non-air-conditioned shaded living spaces, large overhangs to increase shading, minimal paving, and mature shade trees, to strategically minimize the potential for heat island effects on site.

Conclusion. The Applicant's goal is to develop a dream single-family home with beautiful architecture and sensitive amenities that minimize any impact on the neighboring lot to the south and the surrounding area. Not only is the design fully compliant with the Code, but quite modest. It is substantially below the maximums of unit size (less than 26% when 50% allowed) and lot coverage (less than 20% when 30% allowed). Granting this design review application will permit the achievement of this goal and ensure the new residence will be in harmony with the surrounding properties, and resilient for years to come.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Michael W. Larkin, Esq.  
Emily K. Balter, Esq.

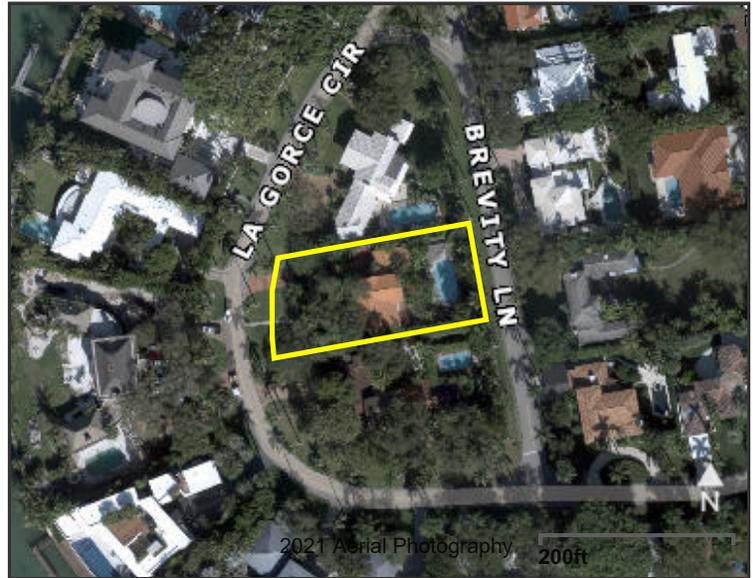


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/7/2022

Property Information	
Folio:	02-3210-003-0310
Property Address:	39 LA GORCE CIR Miami Beach, FL 33141-4519
Owner	RYAN SCHINMAN
Mailing Address	39 LA GORCE CIRCLE MIAMI, FL 33140 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	1
Actual Area	5,668 Sq.Ft
Living Area	5,160 Sq.Ft
Adjusted Area	5,068 Sq.Ft
Lot Size	21,200 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,695,885	\$2,917,625	\$2,917,625
Building Value	\$435,209	\$435,209	\$435,321
XF Value	\$47,068	\$47,577	\$0
Market Value	\$3,178,162	\$3,400,411	\$3,352,946
Assessed Value	\$3,178,162	\$3,400,411	\$3,352,946

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
LA GORCE ISLAND PB 34-83 LOT 2 BLK 11 LOT SIZE 100.000 X 212 OR 19024-0124 02 2000 5

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,178,162	\$3,400,411	\$3,352,946
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,178,162	\$3,400,411	\$3,352,946
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,178,162	\$3,400,411	\$3,352,946
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,178,162	\$3,400,411	\$3,352,946

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/29/2020	\$3,800,000	32280-1230	Qual by exam of deed
04/05/2018	\$100	30930-3963	Corrective, tax or QCD; min consideration
03/03/2016	\$100	29989-2733	Corrective, tax or QCD; min consideration
02/01/2000	\$0	19024-0124	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 3/7/2022

Property Information	
Folio:	02-3210-003-0300
Property Address:	41 LA GORCE CIR Miami Beach, FL 33141-4519
Owner	RYAN SHINMAN
Mailing Address	41 LA GORCE CIR MIAMI BEACH, FL 33141-4519
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 6 / 1
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,668 Sq.Ft
Lot Size	22,736 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$2,816,523	\$3,048,185	\$3,048,185
Building Value	\$408,378	\$408,566	\$408,755
XF Value	\$44,343	\$44,857	\$45,371
Market Value	\$3,269,244	\$3,501,608	\$3,502,311
Assessed Value	\$1,064,948	\$1,050,245	\$1,026,633

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$2,204,296	\$2,451,363	\$2,475,678
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
LA GORCE ISLAND PB 34-83 LOT 1 BLK 11 LOT SIZE 22736 SQUARE FEET OR 19566-4845 03 2001 5

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,014,948	\$1,000,245	\$976,633
<b>School Board</b>			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,039,948	\$1,025,245	\$1,001,633
<b>City</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,014,948	\$1,000,245	\$976,633
<b>Regional</b>			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,014,948	\$1,000,245	\$976,633

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/29/2021	\$4,700,000	32956-3533	Qual by exam of deed
12/29/2021	\$100	32956-3542	Trustees in bankruptcy, executors or guardians
12/29/2021	\$100	32956-3547	Corrective, tax or QCD; min consideration
12/29/2021	\$100	32956-3549	Corrective, tax or QCD; min consideration

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Property Address: 39 and 41 La Gorce CircleDate: 4/8/21**DRB BOARD APPLICATION CHECK LIST - SINGLE FAMILY RESIDENTIAL**

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.

**Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.**

<b>FIRST SUBMITTAL (VIA CSS) ** To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>		<b>Required</b>
<b>1</b>	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	<input checked="" type="checkbox"/>
<b>2</b>	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	<input checked="" type="checkbox"/>
<b>3</b>	Copy of signed and dated check list issued at Pre-Application meeting.	<input checked="" type="checkbox"/>
<b>4</b>	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
<b>5</b>	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested. Letter must also identify design waivers.</b>	<input checked="" type="checkbox"/>
a	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	<input checked="" type="checkbox"/>
b	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: Section 118-353 (d) of the City Code for each Variance.	<input type="checkbox"/>
<b>6</b>	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	<input checked="" type="checkbox"/>
<b>7</b>	Copies of all current or previously active Business Tax Receipts if applicable.	<input type="checkbox"/>
<b>8</b>	Copies of previous recorded final Orders if applicable.	<input type="checkbox"/>
<b>9</b>	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	<input checked="" type="checkbox"/>
a	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	<input checked="" type="checkbox"/>
b	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
<b>10</b>	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
<b>11</b>	Copy of previously approved building permits. (provide building permit number).	<input type="checkbox"/>
<b>12</b>	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	<input checked="" type="checkbox"/>
b	Drawing Index	<input checked="" type="checkbox"/>
c	Copy of the original survey included in plan package. See No. 10 above for survey requirements	<input checked="" type="checkbox"/>
d	Zoning Data Sheet (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
e	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>

Indicate N/A If Not Applicable

Initials: FSC

Property Address: 39 and 41 La Gorce CircleDate: 4/8/21

f	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
g	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	<input checked="" type="checkbox"/>
h	Existing Lot Coverage and Unit Size Diagrams.	<input checked="" type="checkbox"/>
i	Proposed Lot Coverage Diagram.	<input checked="" type="checkbox"/>
j	Proposed Unit Size Diagram for each floor, including roof plan.	<input checked="" type="checkbox"/>
k	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
l	Demolition Plans (Floor Plans & Elevations with dimensions)	<input type="checkbox"/>
m	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	<input checked="" type="checkbox"/>
n	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
o	Proposed Section Drawings	<input checked="" type="checkbox"/>
p	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
q	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	<input checked="" type="checkbox"/>
r	Axonometric Diagram.	<input checked="" type="checkbox"/>
s	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
t	Required yards section drawings.	<input checked="" type="checkbox"/>
u	Variance and/or Waiver Diagram, if applicable.	<input checked="" type="checkbox"/>
<b>13</b>	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Tree Survey	<input checked="" type="checkbox"/>
b	Tree Disposition Plan	<input checked="" type="checkbox"/>
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	<input checked="" type="checkbox"/>
d	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
Other*	As-built documentation of existing building pre-1942 home	<input checked="" type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>
Other*		<input type="checkbox"/>

\* \*ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

Property Address: 39 and 41 La Gorce CircleDate: 4/8/21**FINAL SUBMITTAL (via CSS & PAPER)**

Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date.

Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.

Required

**PAPER FINAL SUBMITTAL:**

1	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
2	Original of all applicable items.	<input checked="" type="checkbox"/>
3	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
4	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	<input checked="" type="checkbox"/>
5	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	<input checked="" type="checkbox"/>

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

- A. **\*\* Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal set and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**

Emily K. Balter

Applicant's or designee's Name



Applicant's or designee's signature

4-19-2021

Date